



Hunters Point Naval Shipyard  
San Francisco, California

## COMMUNITY INVOLVEMENT REVIEW

Department of the Navy

Base Realignment and Closure Program Management Office West



May 2020

Fact Sheet

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# TABLE OF CONTENTS

## Introduction

- Site Overview
- Community Involvement Plan Review
- The Laws and Agencies Involved in the Cleanup at HPNS
- Requirements for Community Involvement

This section provides an overview of the Hunters Point Naval Shipyard (HPNS) Superfund site, background on the Navy's current review of the HPNS Community Involvement Plan (CIP), and federal and state guidance followed by the Navy during cleanup.

## The Community

- Overview of the Greater Hunters Point Community
- Demographics
- Language Considerations
- Neighborhoods and Quick Facts

This section provides a brief community profile and demographics information from the most recent United States (U.S.) Census surveys.

## Community Interests

- Outreach Evaluation
- Outreach Preferences
- Historical Concerns
- Radiological Retesting at HPNS

This section shares information on historical community concerns, results of the recent community survey, and an overview of radiological retesting at HPNS.

## Community Involvement

- Goals and Objectives of the Community Involvement Program
- Communication Tools

This section provides an evaluation and summary of the Navy's plan for continued outreach at HPNS, including an overview of the many ways that the Navy participates in outreach and two-way communication with members of the greater Hunters Point community.

## Appendices

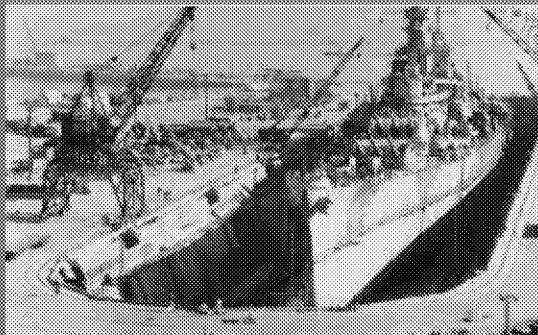
- Superfund Cleanup Program
- Environmental Cleanup at HPNS
- Restoring Natural Habitats
- Preserving Cultural Resources

The appendices provide supplemental information on the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) program and summaries of the Navy's cleanup at HPNS.

## Program Contacts

- Navy and Regulatory Agency Contacts
- Additional Resources for Program Information
- Resources for Program Information in Cantonese and Spanish

This section provides contact information for Navy and regulatory agency members, as well as electronic, telephone, and alternate language resources.



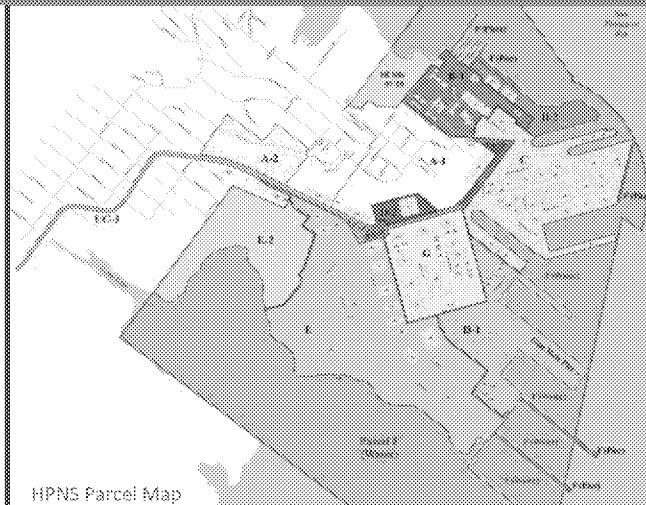
USS Iowa in drydock at HPNS, 1945

## SITE OVERVIEW

Hunters Point Naval Shipyard (HPNS) is located on 934 acres of waterfront in the southeast corner of San Francisco, California. It was founded as a commercial dry dock in 1869 and owned privately by Union Iron Works and later Bethlehem Shipbuilding Company. The shipyard was purchased by the U.S. Navy in 1939 and served as an active Navy base until 1974. During World War II, the shipyard provided needed deep-water facilities between San Diego, California and Bremerton, Washington, where the Navy could conduct ship repair and maintenance of Naval vessels.

In addition to support to the US Navy, a portion of HPNS was used by the Naval Radiological Defense Laboratory (NRDL) from 1948 to 1969. NRDL decontaminated ships exposed to atomic weapons testing and also conducted research on the effects of radiation. In 1976, much of the property was leased to a commercial ship repair company, Triple A Machine Shop, which repaired commercial and Naval vessels on the site until 1986, when the Navy reclaimed the shipyard.

In 1988, HPNS entered the Base Realignment and Closure (BRAC) Program, a federal program created to oversee the cleanup and transfer of military installations to public or private entities for redevelopment. In 1989, the United States Environmental Protection Agency (USEPA) placed HPNS on the National Priorities List in to address hazardous wastes created by historical shipyard activities. The Navy is completing its extensive investigation and cleaning up areas where contamination is found. The Navy's cleanup program is tailored to meet the City of San Francisco's current Redevelopment Plan, which can be found on the Internet at <http://sfocli.org>.



HPNS Parcel Map

When HPNS was assigned to the BRAC Program, it was decided that the best way to manage the cleanup of the site would be to break it up into smaller areas, or parcels. Currently, there is active work on nine Navy-owned Parcels (B-1, B-2, C, D-1, E, E-2, F, G, and UC-1) and three non-Navy-owned Parcels (D-2, UC-2, and UC-3). When cleanup is complete, the property will be ready for transfer to the City of San Francisco for redevelopment.

## Community Involvement Plan Review

This is the third Navy review of the 2014 Community Involvement Plan (CIP) for HPNS. It serves as a resource for the Navy to use in outreach to the HPNS community. Data from recent surveys was used to evaluate the effectiveness of outreach in (1) engaging the community in the cleanup process, (2) offering opportunities for the public to learn more about environmental cleanup activities and possible effects on human health and the environment, and (3) providing opportunities for the public to provide meaningful input during the cleanup process. As a living document, the CIP will continue to be updated or revised as necessary to reflect changes in the community needs over the course of the Navy's cleanup of the site and to update contact lists.

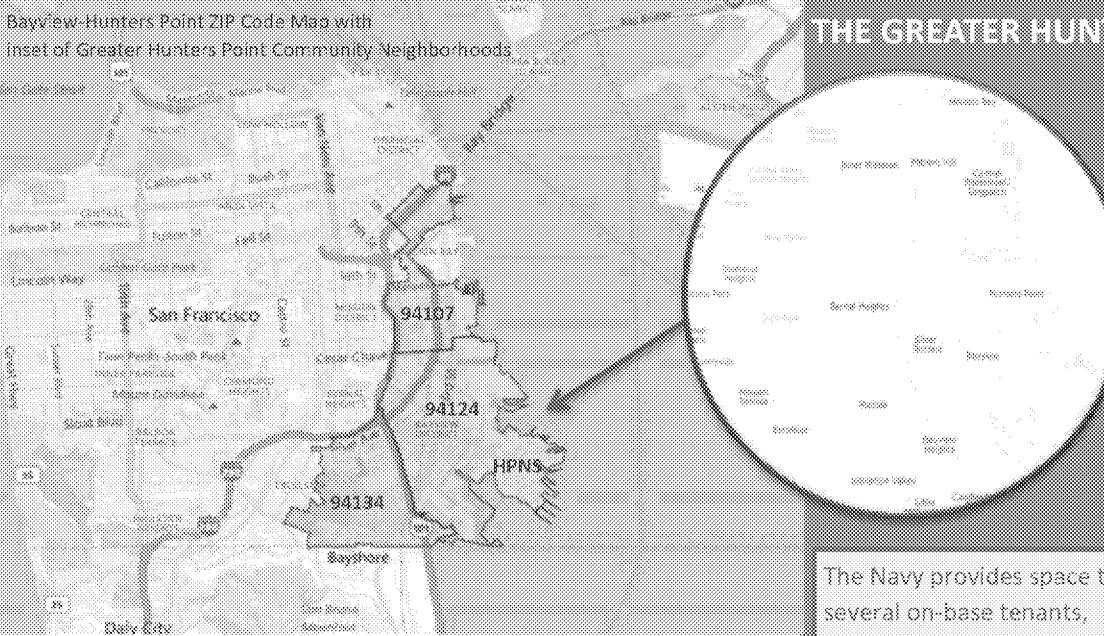
## The Laws and Agencies Involved in Cleanup at HPNS

The Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), also known as Superfund, was created by Congress in 1980 to create a program to identify, investigate, and clean up hazardous wastes. The National Priorities List (NPL) was developed under CERCLA to guide the USEPA in determining which sites need additional investigation. The Navy's environmental cleanup at HPNS follows the requirements in CERCLA.

The USEPA is the lead regulatory agency and provides federal oversight for the environmental cleanup at HPNS. The California Department of Toxic Substances Control (DTSC) is the lead state agency that oversees the cleanup of hazardous wastes and ensures that California laws and regulations are followed. The San Francisco Bay Regional Water Quality Control Board (Water Board) is responsible for making sure that the waters of the Bay Area are clean and that laws and regulations are followed. The Water Board oversees cleanup activities that affect water and the Navy's Petroleum Program. The Navy's BRAC Program manages the cleanup program at HPNS. The Navy works closely with USEPA, DTSC, Water Board, other agencies, and the City of San Francisco to ensure that HPNS will be safe for planned redevelopment activities.

## Requirements for Community Involvement

Federal and state laws and regulations require community involvement during investigation and cleanup activities. The purpose of these statutes is to make sure that the public is informed and involved early; that public concerns are heard; and that public comments are considered in making final decisions on hazardous waste management cleanup. By advocating early and meaningful community participation, the goal of Superfund community involvement is achieved.



## THE GREATER HUNTERS POINT COMMUNITY

The community surrounding HPNS is ethnically diverse, creating a unique personality for each neighborhood. For the purposes of the Navy's HPNS outreach program, the greater Hunters Point community is defined as the three ZIP Codes closest to HPNS (94107, 94124, and 94134) encompassing approximately 8 square miles, with an estimated population of 108,486, and a significant number of small businesses.



## DEMOGRAPHICS

The greater Hunters Point community includes a variety of races and ethnicities. Forty-two percent of the community in the three combined ZIP Codes are Asian, and within the Asian population, the vast majority of community members are of Chinese decent. Of the nearly 45,500 Asian members of the greater Hunters Point Community, 67% are Chinese.

### Language Considerations in Outreach

Demographics research and HPNS community surveys show that the highest number of non-native English speakers use Asian languages, of which Cantonese (verbal) and Traditional Chinese Characters (written) are the most common. The Navy continues to offer verbal and written translation as-needed for the Chinese community, as well as Spanish translation to meet the needs of other local non-native English speakers.

The Navy provides space to several on-base tenants, including:

- a kitchen collective serving more than 100 independent food service providers
- space for the City of San Francisco's Crime Lab in Building 606
- local artist studios in Buildings 101, 115, 116, 117, and 125

**94107**  
**Potrero Hill, Dogpatch**

**94124**  
**Bayview, Hunters Point**

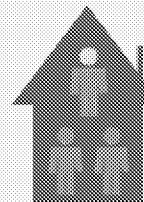
**94134**  
**Visitacion Valley**

Potrero Hill and Dogpatch are neighboring communities located north of Bayview and Hunters Point, totaling less than one square mile in area.

Bayview and Hunters Point include 4.9 square miles of contiguous neighborhoods that border HPNS on the north, west, and south.

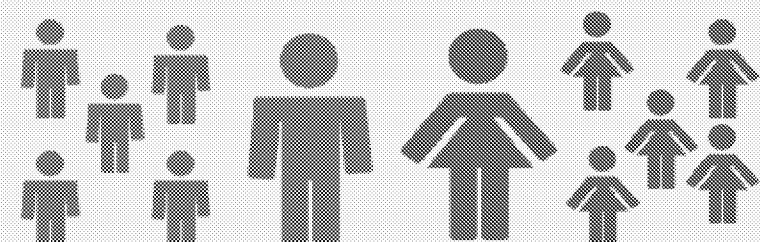
Portola and Visitacion Valley are neighboring communities located west of the Bayview neighborhood, encompassing 2.4 square miles.

## COMMUNITY QUICK FACTS



36,977 households

2.89 average persons per household



Population: 108,486

Demographic information presented is based on 2017 estimates from the US Census Bureau's 2013-2017 American Community Survey (ACS) 5-Year Estimates ([www.census.gov](http://www.census.gov)).

English Proficiency	94107	94124	94134	Total
<b>Speak only English</b>	64%	45%	30%	44%
<b>Speak a Language Other than English</b>	38%	55%	70%	56%
• <b>Spanish</b>	6.7%	20%	17%	15%
• <b>Asian &amp; Pacific Island Languages</b>	18%	33%	51%	36%
• <b>Other languages</b>	2%	>1%	>1%	1%
<b>Speak English "less than very well"</b>	33%	56%	56%	52%

# SURVEY RESULTS: OVERVIEW

## Outreach Evaluation

Following the dissolution of the Restoration Advisory Board (RAB) in January 2009, the Navy had, and continues to, focus outreach efforts on a variety of in-person gatherings and informational products that fulfill community involvement goals.

As part of its ongoing evaluation of outreach efforts, the Navy conducted a Community Outreach Survey during the months of December 2019 and January 2020. Surveys distributed to more than 15,350 members of the community were available in English, Spanish, and Traditional Chinese Characters. More than two-thirds of participants in advised that they prefer the current outreach approach, or they were not interested in attending outreach events.

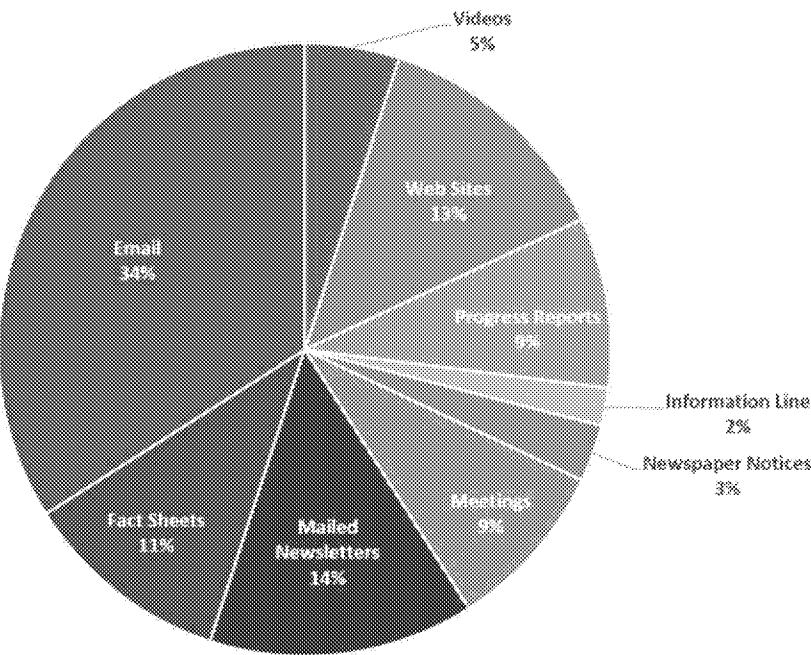
Upon review of the survey results and evaluation of additional outreach data over the past two years, the community has indicated a preference for the Navy's current outreach program. The Navy will continue to adjust the HPNS outreach program in response to community member feedback, topics of interest, and shifts in community demographics in an effort to reach as many members of the community as possible.

## Historical Concerns

The Navy evaluates feedback from the greater Hunters Point community regularly to assess the HPNS outreach program and gather feedback and concerns regarding the Navy's cleanup at the shipyard. Historically, concerns have centered around program information, health and safety, and completeness of cleanup.

Since the 2016 discovery of falsified radiological data by a contractor, community members most frequently express concerns about the radiological data retesting issue, including the schedule, effectiveness, and effects on community members' health as related to the falsification of data at HPNS.

## December 2019-January 2020 Outreach Survey Results



Consistent with feedback received over the past six years, email is the preferred method of communications, followed by mailed newsletters, web sites, and informational flyers or "fact sheets"



Radiological surface scans were conducted in support of Background Sampling at four on-site and one off-site location in 2019. In addition to walk-over surveys, more than 250 soil samples were taken with extensive third-party oversight present to ensure chain of accuracy of procedures and chain of custody through submission to an independent laboratory for validation and analysis.

## Radiological Retesting at HPNS

In late 2017, at the conclusion of a comprehensive evaluation of radiological data collected by Tetra Tech EC (TtEC), the Navy concluded that TtEC results were unreliable and that new data was required.

Based on priorities set by the City of San Francisco, Parcel G will be the first parcel at HPNS to be retested.

### New Data for Accurate Results

In June 2018, the Navy published the Draft Parcel G Work Plan to which members of the public were encouraged to review and provide input. All comments were considered in the development of the Final Parcel G Work Plan, released in June 2019.

### Sampling Methods

During August and September 2019, background sampling fieldwork was conducted at four on-site and one off-site location, resulting in more than 250 samples at the combined sites.

Following analysis and validation of background results, the Navy will gather new radiological data at Parcel G in 2020, including trench excavations, trench soil borings, building swipes, building scans, and building area soil samples.

### Independent Oversight and Review

To objectively verify data collection and results, several layers of oversight and review have been established:

- Independent oversight to ensure integrity of data collection
- Analysis of new samples at approved off-site laboratories
- Review of procedures and results by independent experts
- Confirmation samples gathered by regulatory agencies to confirm Navy results

## GOAL AND OBJECTIVES OF THE COMMUNITY INVOLVEMENT PROGRAM

The Navy's primary goal for community involvement and outreach is to enhance opportunities for the community to become engaged in the Navy's environmental cleanup process at HPNS. Three objectives support this goal:

Objective 1	Inform and Update	Provide information in a timely manner to members of the community on the cleanup process
Objective 2	Educate and Share	Offer opportunities for the public to learn more about environmental cleanup activities and the how these efforts help protect human health and the environment
Objective 3	Consult and Involve	Provide opportunities for the public to contribute meaningful feedback and input during the cleanup process

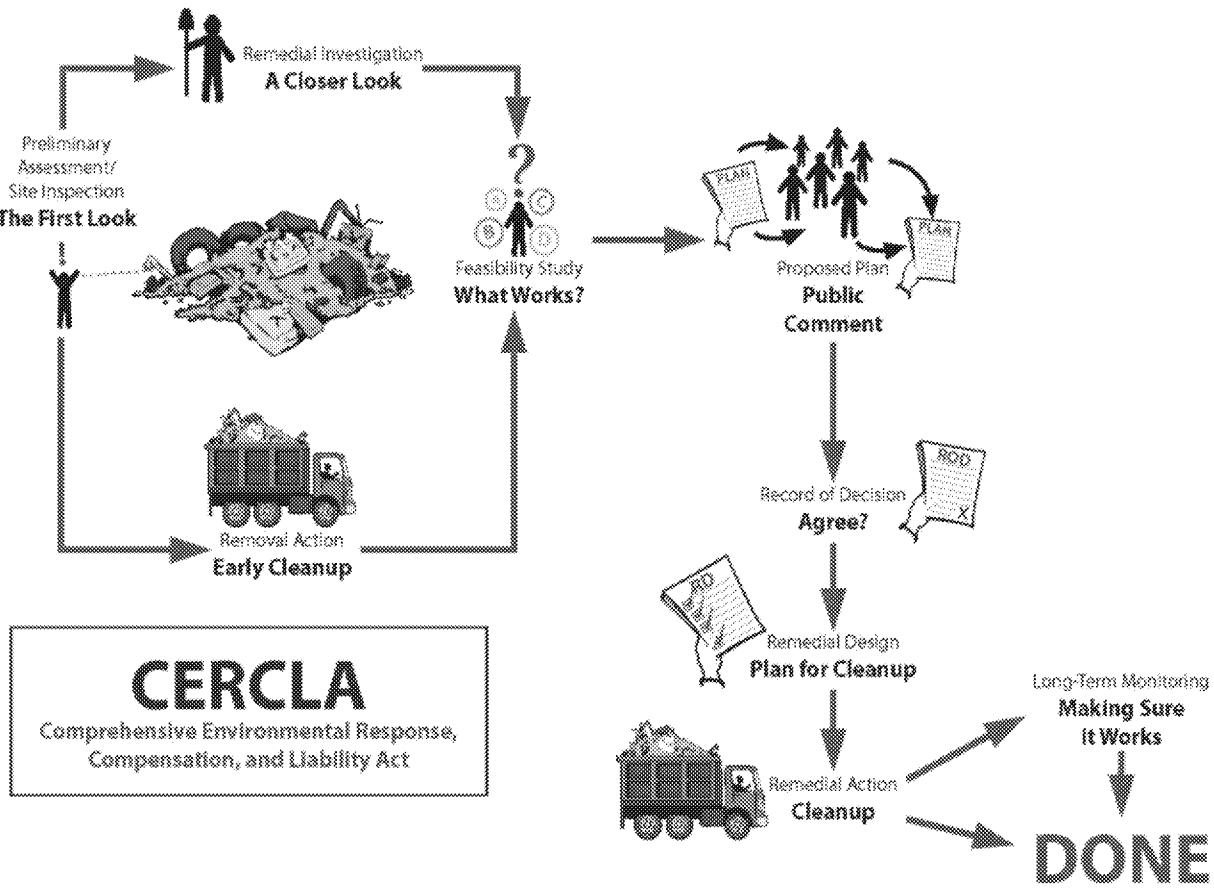
## COMMUNICATION TOOLS

The Navy has developed a robust outreach program that provides numerous opportunities in varied formats to reach stakeholders, share program information, and receive community input. Since 2009, more than 2,000 members of the community have received information in person from Navy program representatives. Materials are also available to members of the nearly 2,000-address email distribution list and via the Internet on the Navy's website at [www.bracpmo.navy.mil/hpns](http://www.bracpmo.navy.mil/hpns). Periodic bulk mailings are distributed via US Mail reaching in excess of 18,000 addresses.

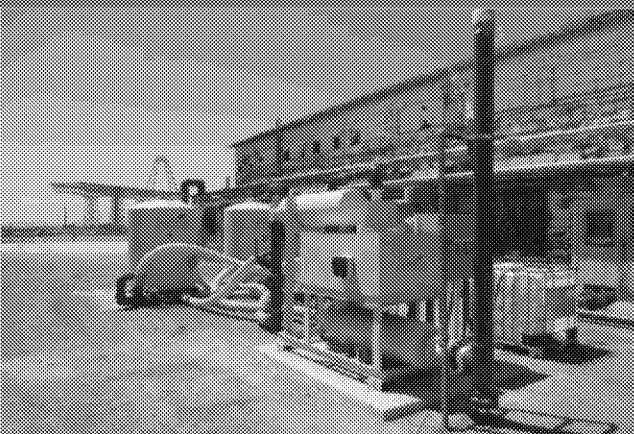
With great awareness of the concerns expressed by members of the community, the Navy continues to make a concerted effort to pay close attention to its outreach activities. An enhanced communications outreach program has been deployed across a broad spectrum of resources:

- Preparation of topic-specific fact sheets, progress reports, and updates of cleanup achievements
- Updates, notices, and tour registration via electronic newsletters
- General and dedicated radiological program web pages
- US Postal Service delivery of program materials and notices
- Availability of a multi-lingual telephone information line in 3 languages
- Updates at community meetings and open houses
- Presentations to community groups, elected officials
- Guided bus tours and small group site tours
- Participation in local community events and media interviews
- Availability of program materials at local Information Repositories and the official Administrative Record
- Multi-lingual materials and interpreters as-needed





Eco-friendly groundwater treatment at Parcel C

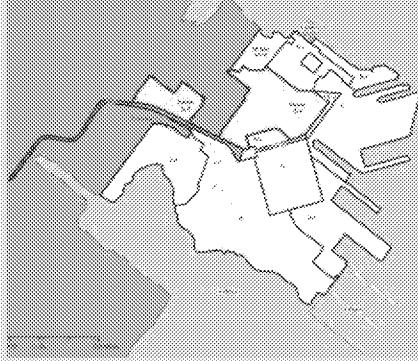


Soil vapor extraction (SVE) at Parcel C



In-situ stabilization of oily waste at Parcel E

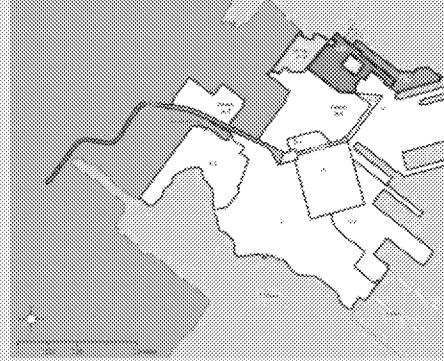
## ENVIRONMENTAL CLEANUP STATUS

**Parcel A**

Parcel A, inclusive of Parcels A-1 and A-2, were historically used for residential and administrative purposes when HPNS was an active shipyard. The Navy completed cleanup at Parcel A and transferred the property to the San Francisco Redevelopment Agency (SFRA) in December 2004.



Aerial view of HPNS, 1961

**Parcels B-1 and B-2**

Parcels B-1, B-2, and Installation Restoration (IR) Site 07/18 (a subsite within Parcel B) were used to provide support and services for the repair and maintenance of submarines and ships. Parcels B-1 and B-2 have been further subdivided to assist with property transfer activities; subsites include IR-10 (Parcel B-1) and IR-26 (Parcel B-2). As part of the radiological retesting at HPNS, the Navy will complete additional excavations, scanning, and sampling in areas where the data has been called into question.

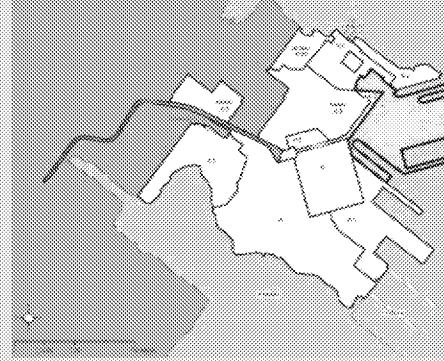
**Groundwater:** Groundwater monitoring ongoing at Parcels B-1 and B-2

**Soil gas:** Soil Vapor Extraction (SVE) ongoing at IR-10

**Soil/sediment:** Excavation and durable cover complete at Parcels B-1 and B-2

**Radiological:** Additional scanning/sampling of identified buildings, excavation or soil borings along the former sanitary sewer/storm drain trenches upcoming; fieldwork on trenches and building scans begins in 2020

**Next steps:** Additional cleanup and monitoring to continue at IR-10; complete radiological evaluation

**Parcel C**

Portions of Parcel C were used for ship repair and radiological research, as well as a power plant and machine, metalworking, and paint shops.

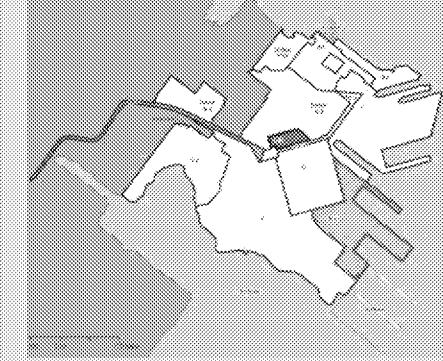
**Groundwater:** Bioremediation and groundwater monitoring ongoing

**Soil gas:** SVE ongoing

**Soil/sediment:** Excavation complete; durable cover remedy complete

**Radiological:** Building 253/211 undergoing additional characterization and cleanup; removal of small section of remaining sanitary sewer/storm drain line will be completed in 2020; additional scanning/sampling of identified buildings and excavation or soil borings along former sanitary sewer/storm drain trenches begins in 2020

**Next steps:** Groundwater remediation; complete radiological evaluation

**Parcel D-1**

Parcel D-1 was used for ship repair and maintenance, as well as radiological research.

**Groundwater:** Bioremediation complete; groundwater monitoring ongoing

**Soil/sediment:** Excavation complete; durable cover remedy complete

**Radiological:** All radiological work complete at this time

**Next steps:** Complete radiological evaluation

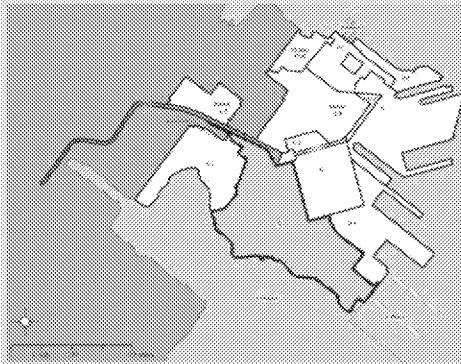
**Parcel D-2**

Parcel D-2 is approximately 5.3-acres. It includes one building, Building 813, which was historically used as a warehouse, office, supply storehouse and a Disaster Control Center. The building is surrounded by asphalt parking areas.

**Soil:** Focused excavation complete;



Aerial view of Parcel C

ENVIRONMENTAL CLEANUP STATUS *continued***Parcel E**

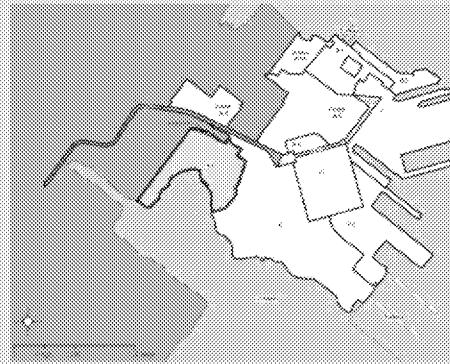
**Parcel E:** Parcel E was used for industrial operations and radiological research. **Groundwater:** Underground barriers, thermal bioremediation, and remediation begins in 2020

**Soil gas:** SVE system setup begins in 2020

**Soil:** Excavation and durable cover construction begins in 2020

**Radiological:** Removal of final remaining sections of storm water and sanitary sewer lines planned for 2021; additional scanning/sampling of identified buildings and excavation or soil borings along former sanitary sewer/storm drain trenches upcoming; fieldwork begins in 2020

**Next steps:** Remedial design complete; fieldwork began in winter 2019 and will continue through 2021; complete radiological evaluation

**Parcel E-2**

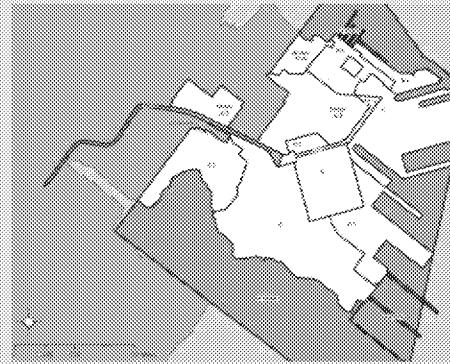
**Parcel E-2:** Parcel E-2 is the site of the HPNS landfill. **Groundwater:** Construction of underground barriers complete

**Soil gas:** Evaluation and upgraded system upcoming

**Soil/Sediment:** Excavation completed in 2016; shoreline revetment completed in 2018; durable cover construction planned in 2020

**Radiological:** Surface scan of HPNS landfill area to ensure it is safe for future reuse as a public park and green space complete

**Next steps:** Continue with construction of site remedy

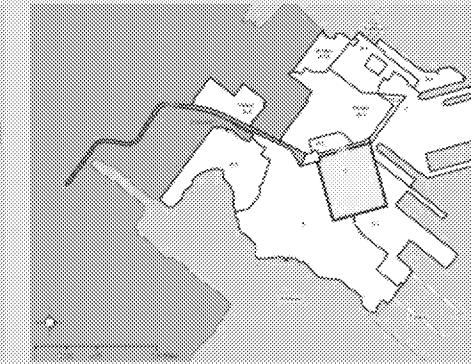
**Parcel F**

The portion of San Francisco Bay (off-shore area) surrounding HPNS. Historic shipyard activities, coupled with soil erosion, resulted in contamination of Bay sediment.

**Sediment:** Remedy pending

**Next steps:** The Navy to choose cleanup remedy with regulatory agencies' concurrence and input from the public (received in 2018); the ROD will be completed in 2020 and will memorialize the remedy

**Radiological:** Finger Piers (adjacent to Parcels D-1 and E) and Submarine Pens (adjacent to Parcel B-1 and B-2) radiologically scanned and surveyed in 2019

**Parcel G**

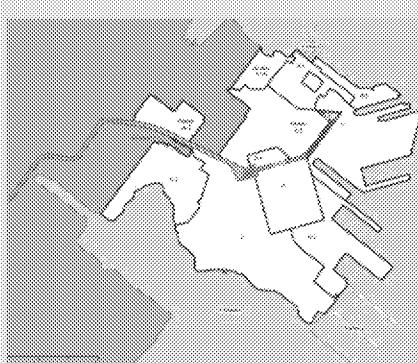
**Parcel G:** Parcel G was used for ship repair and maintenance, as well as radiological research.

**Groundwater:** Bioremediation complete; groundwater monitoring ongoing

**Soil:** Excavation and containment complete

**Radiological:** Additional scanning/sampling of identified buildings and excavation or soil borings along former sanitary sewer/storm drain trenches upcoming; fieldwork begins in 2020

**Next Steps:** Complete radiological evaluation; all other environmental cleanup complete

**Parcels UC-1, UC-2, and UC-3**

**Parcels UC-1, UC-2, and UC-3:** are former utility corridors that served HPNS.

**Radiological:** Excavation or soil borings along former sanitary sewer/storm drain trenches upcoming; fieldwork begins in 2020

**Next steps:** Complete radiological evaluation

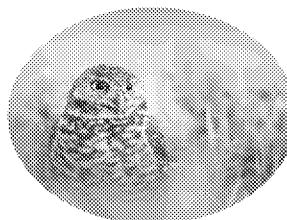


Parcel F submarine pens (near Parcel B)

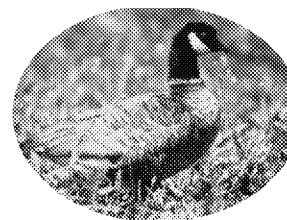
## RESTORING NATURAL HABITATS

Wildlife at HPNS is typical of local coastal urban areas. A variety of common birds, waterfowl, shorebirds, and mammals use the land as a foraging location. Parcel F, the off-shore area, is home to approximately 50 fish species common to neighboring shorelines in the San Francisco Bay.

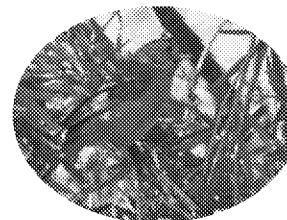
Environmental stewardship is an important part of the cleanup plan for every parcel at HPNS. Native plants are included in durable cover solutions and animal species are returning across the shipyard, offering a preview of its new landscape. Between December 2019 and April 2020, biological surveys in Parcels E and E-2 identified more than 20 species of birds, over 30 native plants, and 3 mammals, including harbor seals along the Parcel E shoreline.



burrowing owl  
*Athene cunicularia*



Canada goose  
*Branta canadensis*



California towhee  
*Pipilo crissalis eremophilus*

Wildlife observed on Parcels E and E-2

(image source: US Fish & Wildlife Service, [ecos.fws.gov](http://ecos.fws.gov), April 2020)



Wildflowers on Parcel B 1R 07/18

### Creation of Wetlands

Wetlands are land with wet soil and vegetation that are frequently flooded and provide habitat for various birds and other wildlife. As a part of the cleanup solution, the Navy will build two wetlands on Parcel E-2 to replace existing wetlands that contain contaminated sediment and may be damaged or removed during the cleanup process.

A freshwater wetland, approximately 1.59 acres in size, will consist of a pond that receives water from a French Drain and surface runoff. The edge of the pond will be planted with native species.

A tidal wetland will be constructed in an area next to the San Francisco Bay that will be flooded with Bay ocean waters during high tides. This 3.18-acre wetland will also be planted with native species.

## PRESERVING CULTURAL RESOURCES

Beginning in 1869, the drydocks located at Hunters Point were used for commercial and, later, Navy ships. Pump houses were used to empty water from the drydocks to allow for ship-hull, propeller and rudder inspection, maintenance, or repair.

Drydock 4 on Parcel C was identified as historically significant as a result of its use during the World War II era. In addition, six other structures in the immediate area have been grouped together and are recognized as an historic district: Drydock 2, Drydock 3, Gatehouse (Building 204), Pumphouse 2 (Building 205), Pumphouse 3 (Building 140), and Tool and Paint Building/Toilet (Building 207).

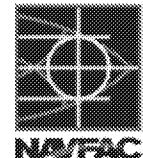
The Parcel C Commercial Drydock Historic District and Drydock 4 were placed on the National Park System's National Register of Historic Places in 2012. These historic sites are identified in Navy cleanup decisions and care is taken to maintain the integrity of the structures during all Navy cleanup activities.



The Parcel C Historic District  
(Building 204, right, forefront;  
Building 205, left, rear)

## HPNS CLEANUP PROGRAM CONTACTS

The Navy and regulatory agencies working to clean up HPNS are available to answer your questions and provide program information.



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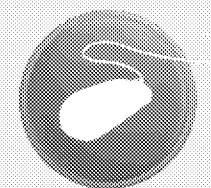
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[www.waterboards.ca.gov](http://www.waterboards.ca.gov)



## Additional Resources for Information

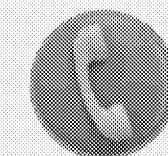
### on the Navy's Cleanup at HPNS



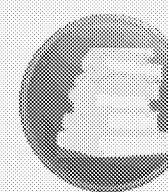
**HPNS Homepage**  
[www.bracpmo.navy.mil/hpns](http://www.bracpmo.navy.mil/hpns)



**HPNS Radiological Cleanup Program**  
[www.bracpmo.navy.mil/hpnsrc](http://www.bracpmo.navy.mil/hpnsrc)



**HPNS Email**  
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有关海军在猎人角海军造船厂的清理活动方案的更多信息，  
请拨打 (833) 350-6222 并留言。

Para más información sobre el programa de limpieza de  
la Marina en Hunters Point Naval Shipyard, favor de  
dejar un mensaje en (833) 202-5888.

An important element of the Navy's cleanup solution at HPNS is rebuilding the shoreline to protect against future sea level rise and prevent contamination from entering the San Francisco Bay.

In late 2019, shoreline protection at Parcel E-2 was complete, including construction of a protective rock barrier (known as a "revetment") to stop erosion from the site and a 3-foot-high cement sea wall to prevent Bay waters from washing up over the rock barrier. Together, the sea wall and revetment span 1,800 feet, are approximately 35 feet wide, and reach a height of 12 feet above mean sea level.

In addition to shoreline protection, the revetment and sea wall will protect an important part of the Bay Trail, providing outdoor enthusiasts a link to a 500-mile walking and cycling path planned around the entire San Francisco Bay.



*View of final revetment and sea wall at Parcel E-2 (looking northwest)*